

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

VOL 1165 PAGE 392

KNOW ALL MEN BY THESE PRESENTS, that We, Timothy M. Welch and Nancy R. Welch

in consideration of Forty-four Thousand Seven Hundred and no/100 (\$44,700.00) ----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Julian M. Swaringen and Joyce F. Swaringen, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and being shown and designated as Lot # 155 on a plat of Berea Forest, Section Two (2), recorded in Plat Book 4-N, at Pages 76 and 77 in the R.M.C. Office for Greenville County, South Carolina and fronting on Riverwood Circle, and being more specifically described according to plat prepared by Robert R. Spearman, Surveyor, dated April 12, 1982 and recorded in Plat Book 8-X, at Page 25, in the R.M.C. Office of Greenville County, South Carolina as having the following measurements and boundaries, to-wit:

BEGINNING at a point on the east side of Riverwood Circle, common front corner of the herein described lot and Lot # 156; thence running along the common line of said lot South 87-48 East 137.6 feet to a point; thence running along the common line of the herein described lot and Lot # 158 South 43-45 East 50.0 feet to a point; thence running along the common line of the herein described lot and Lot # 154 South 60-55 West 130.0 feet to a point on the east side of Riverwood Circle; thence running along the east side of Riverwood Circle North 29-05 West 120.0 feet to the point of BEGINNING.

13(308) B8.3 -1-249

This conveyance is made subject to any and all easements and/or rights of way for roads, utilities, drainage, etc. as appear of record and/or on the premises and to any and all restrictions, covenants, or zoning ordinances affecting such property as appear of record and specifically to those certain restrictive covenants recorded in Deed Book 943, at Page 303 in the R.M.C Office of Greenville County, South Carolina.

The above described property is the same conveyed to the Grantors herein by J. H. J. Corporation by deed dated December 15, 1977 and recorded December 19, 1977 in Deed Book 1,070, at Page 397 in the R.M.C. Office of Greenville County, South Carolina.

DOCUMENTARY TAX \$49.50

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)'s hand(s) and seal(s) this 9th day of April, 1982

SIGNED, sealed and delivered in the presence of

Timothy M. Welch (SEAL)
Nancy R. Welch (SEAL)
Janet J. Lanford
Notary Public, Georgia State at Large
My Commission Expires AUG. 28, 1982.

GREENVILLE COUNTY SOUTH CAROLINA COUNTY DOCUMENTARY TAX 49.50

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Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)'s act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 9th day of April, 1982

Janet J. Lanford (SEAL)
Notary Public for South Carolina Georgia
My commission expires My Commission Expires AUG. 28, 1982.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 9th day of April, 1982
Nancy R. Welch (SEAL)
Janet J. Lanford (SEAL)
Notary Public for South Carolina Georgia
My commission expires My Commission Expires AUG. 28, 1982.

RECORDED this APR 15 1982 at 1:59 P. M. No 20445

APR 15 1982 1230

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